

City of Belle Isle
Planning & Zoning Board Workshop Session Minutes
February 1, 2018 – 6:30pm

Kurt Ardaman City Attorney	David Woods Vice Chairman District 1	Chris Shenefelt District 2	Shawn Jervis District 3	Gregg Templin District 4	Rainey Lane District 5	Russell Cheezum District 6	Nicholas Fouraker Chairman District 7
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On Thursday, February 1, 2018 the Belle Isle Planning & Zoning Board met in a workshop session at 6:30pm in the Belle Isle City Hall Council Chambers. Present was Chairman Fouraker, Vice Chairman Woods, Board member Lane, and Board member Templin. Absent were: Board member Jervis, Board member Cheezum and City Manager Bob Francis. Also present was City Planner April Fisher and City Clerk Yolanda Quiceno.

CALL TO ORDER

Chairman Fouraker called the meeting to order at 6:30pm and opened for discussion of development alternatives proposed by the applicant for 2635 McCoy Road.

April Fisher gave an overview of the meeting process regarding the proposed alternatives of 2635 McCoy Road. The purpose is for the Board to dialogue with the developer applicant on proposed alternatives for developing the site. Attendees do not have to sign in and no decision will be made tonight and any formal action will be held at a later public hearing that will be noticed. She gave an overview of the start and end time and asked that the applicant take the first twenty minutes to go over their proposed scenarios, then Board discussion and community input. The meeting began at 6:30pm and has a designated end time of 8:00pm.

Paul Rock speaking on behalf of the applicant Thirumala Property's, LLC c/o American Civil Engineering, Co. gave a power point presentation on the two scenarios for 2635 McCoy Road. Mr. Rock spoke on the currently proposed Park and Fly and the outcome of the September 2017 residents meeting. He stated that one of the main issues raised by the residents was the removal of the tree landscape and the lost of occupying wildlife. Mr. Rock then presented a proposed Hotel & Suites Development as a second alternative.

He proposed a Country Inn and Suites, 5-story hotel. He stated that his family have been business owners in Belle Isle for 10+ years and know how to run hotel. The proposed hotel will be a family hotel and the developer will be taking into account the tree line buffer which is very important to the Trentwood residents. He provided a picture based on scale and location of the tree canopy.

Mr. Rock proposed the following;

- Proposal a 5-story Country Inn and Suites hotel. The hotel will never grow in height but the existing trees will. Currently the existing billboard is 60' and higher than the proposed hotel and cannot be seen from the homes on Trentwood;
- Donation of the 75' area to the City as a tax right off or work towards a fair market value sale to convert it into a forever protected conversation;
- Request a special purpose Planned Development zoning to have enough parking on the property;
- Initiate a survey to preserve the 75' buffer of trees from the current 150' due to retention needs;
- Propose water retention flow to Trimble Park and link to/through State retention area; and
- Create a trail/park on the other side of the wall (75' area) which will be a municipal protected area as proposed by the City.

Board member Templin asked for clarification on the lined area on Slide 13. Mr. Rock said that area represents the reclaimed 50' from the 150' as a setback for the required open space if the hotel was to be approved.

Vice Chairman Woods said the retention area is relatively small. Mr. Rock stated that the area is smaller than previously proposed because they have proposed to flow retention to the lake through Trimble Park. The retention on site is the minimum that is required for water quality standards and the rest of it would be handled offsite to the City Park. Bobby Lance said the only problem is that there is State retention between the property and the City Park. Discussion ensued on the proposed scenario. Mr. Rock stated if it is not possible because of the State property they will be willing to contact the State for approval.

Vice Chairman Woods asked if the area grade of the east end low enough to add retention. Mr. Rock said the design of the future site will be for a family restaurant. He will try to keep it as natural as possible. The worst case scenario is that they will find a creative way to accommodate the retention pond on the east end.

John Holloway, Planner, spoke on the contingency plan, marked Item A providing a 75' natural buffer with a elongated dry retention pond that will hold the entire runoff for the development. Chairman Fouraker asked if the applicant thought of infiltration on and off site and not have to go through Trimble Park. Mr. Rock said if the dry retention was on site they will be utilizing more of the lined area shown on the map. Discussion ensued on the outfall, continuation and retention pond.

Bobby Lance said he is not sure how the applicant will be able to obtain an outfall into the lake without asking the State for approval. Vice Chair Woods stated that it is clear that the proposed retention going through Trimble Park may have to be approved by the State before moving forward.

April Fisher said the applicant will have to ask for a Planned Development rezoning to avoid the split plan issue. The rezoning will be tied to a concept plan and then a development plan regardless of that northern portion being conveyed to the City. Even if they kept it they would have to stay with the approved plan in perpetuity unless they bring back a change for approval.

Chairman Fouraker said the other concern that will need to be addressed, by the City, is the long term maintenance plan of the donated area. If it does not get gifted to the City there should be some pro rata share in an escrow account based on CPI for long term maintenance. Discussion further ensued on 5-star hotels and other high end hotels that would be feasible for the area.

Chairman Fouraker opened for public comment.

The residents shared the following concerns,

- Repair the current barb wire fence on the State retention pond which is in disrepair and high in weeds.
- The City needs to set the rules and follow the code. A 5-story hotel is not in allowed by code and not wanted by the residents.
- The 150' residential zone should not be cleared of its trees to place a commercial retention pond.
- Concerned of the safety a walkway behind her house will cause.
- The residents prefer to see houses on the property or nothing.
- Concerned about the maintenance and flooding.

- The proposed trail will not be feasible because the City illegally placed a gateway and walkway which crossed over State property without permission.
- The traffic issue is not resolved and they would like to request a traffic study to determine impact of a new development.
- Bobby Lance stated that he recently found that there is some possible State funding for a park. He will be meeting with Bob Harrell and the City Manager to discuss purchasing the property with matching State funding. The City is in the process of creating a new classification as Open Space that will allow this area to remain as is.

There being no further public comment Chairman Fouraker closed public comment and opened for Board discussion and closure.

Vice Chairman Woods said the code requires that a commercial property build a buffer between the commercial and residential property. However, it never anticipated that a property would have two zoning areas. He feels that there should be a buffer wall at the 150' mark and that the commercial property should be designed so that its infrastructure is occupying the commercial property only.

Board consensus was to have the applicant,

- Provide an updated tree survey showing an overlay from the 150" line and the 75' line;
- Obtain State and Trentwood Association's approval to allow retention on the property going through Trimble Park; and
- Provide a traffic study to determine impact of a new development.

The Board further added that,

- The City will need to obtain Attorney's opinion on using the residential portion for commercial stormwater use; and
- The City should present visual representation for the creation of a park/trail on the 75' area and a suitable retention plan.

ADJOURNED

There being no further business Chairman Fouraker called for a motion to adjourn, unanimously approved at 8:00pm.

Yolanda Quiceno City Clerk, CMC